

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A SPECIAL MEETING

Pursuant to a resolution adopted by the Commission on Chicago Landmarks on June 4, 2020, regarding the Chairman's emergency rule-making powers, the Chairman of the Commission on Chicago Landmarks issued "Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation" effective June 23, 2020, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at www.chicago.gov/ccl. In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, July 9, 2020**, will be a **virtual meeting simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

Members of the public may view the Commission's virtual meeting via livestream by selecting "Watch the Commission Meeting live" on the Commission's website at www.chicago.gov/ccl. Verbal statements by the public will take place at the beginning of the meeting.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of the Commission meeting. Comments should be sent to: ccl@cityofchicago.org. Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at www.chicago.gov/ccl.

Members of the public wishing to speak during the virtual meeting must register in advance by completing a form found at www.chicago.gov/ccl and emailing it to ccl@cityofchicago.org. Registration will open at 9:00 a.m. on Friday, July 3 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, July 7, whichever comes first.

Historic Preservation staff will communicate to members of the public who have signed up to speak the means by which they can participate remotely in the virtual meetings. Aldermen or their representatives wishing to submit comments or speak during the virtual meeting should contact Historic Preservation staff by 12:45 p.m. on Tuesday, July 7.

Attached is a copy of the agenda for the Commission meeting.

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS

Regular Meeting – Thursday, July 9, 2020

Virtual Meeting

12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of June 4, 2020, and Special Meeting of July 1, 2020

2. Report from the Department of Planning & Development

(FORMER) SCHLITZ BREWERY-TIED HOUSE
9401 South Ewing Avenue

WARD 10

3. Report from the Department of Planning & Development

PERKINS-NORDINE HOUSE
6106 North Kenmore Avenue

WARD 48

4. Pre-permit Review of Restoration Pursuant to §2-120-740 of the Municipal Ordinance

CHICAGO PUBLIC LIBRARY - CULTURAL CENTER
78 East Washington Street

WARD 42

Proposed restoration of the Grand Army of the Republic rooms

5. Pre-Permit Review of Building Relocation Pursuant to §2-120-740 of the Municipal Ordinance

NEWPORT AVENUE DISTRICT
947-949 West Newport Avenue

WARD 44

Proposed relocation of landmark building approximately 29 feet to the west and 4 feet to the south to accommodate the Chicago Transit Authority Core Capacity Project for the Red and Purple Modernization Program

6. Permit Review Committee Reports

Report on Project Reviewed at the June 4, 2020, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of June 2020

7. Adjournment

Commission on Chicago Landmarks

Summary of Projects with Staff Recommendations, July 9, 2020

2. Report from the Department of Planning & Development

(FORMER) SCHLITZ BREWERY-TIED HOUSE
9401 South Ewing Avenue

WARD 10

Staff Recommendation--Staff recommends that the Commission accept the:

Report to the Commission on Chicago Landmarks
On the
(Former) Schlitz Brewery-Tied House
9401 S. Ewing Avenue

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the (Former) Schlitz Brewery-Tied House located at 9401 S. Ewing Avenue (the Ewing Tied House) supports the City's overall planning goals for the surrounding East Side Community Area and is consistent with the City's governing policies and plans.

Brewery-tied houses were buildings built between the 1890s and 1910s that housed taverns that were directly owned and commissioned by larger breweries to sell only the alcohol produced by that brewer. In part, these brewery-tied houses were seen as more legitimate places to consume alcohol in the face of the rising opposition to it. There were other breweries that did this but Schlitz had the largest number of them built throughout the City. In 2011, the Commission on Chicago Landmarks (CCL) approved a total of nine such brewery-tied houses (one is a horse stable building) for landmark designation located throughout the City. In 2017, the Ewing Tied House was suggested to the CCL Program Committee for landmark designation and in 2019, it was suggested again by its now current owners.

The Ewing Tied House is an excellent example of the architecturally distinctive Chicago taverns built by breweries around the turn of the twentieth century. Constructed in 1907 and designed by architect Charles Thisslew, it shows the influence of the Queen Anne style of architecture, with its simplified arched parapet corner, and its use of a mixture of exterior textures and building materials, including brick, limestone, and a metal cornice. The proposed designation would join four designated Chicago landmarks located in the East Side Community Area, including: the Illinois-Indiana State Line Boundary Marker (1838, designated 2002); the Calumet Park Fieldhouse (1922-24, designated 2006) and the North and South Lake Shore & Michigan Southern Railway Bridges (1912-15, designated 2007).

The Ewing Tied House is located within the Ewing Avenue Tax Increment Financing District and is currently zoned M3-3 (Heavy Industry District). Land uses generally include a mix of residential and mixed uses along Ewing Avenue itself. Immediately surrounding the Ewing Tied House is the Calumet Industrial Corridor (Planned Manufacturing District #6) which includes a mix of industrial uses generally oriented towards the Calumet River as well as Lake Calumet and Lake Michigan.

DPD's recent planning for the broader area is consistent with the proposed landmark designation. The designation is located immediately south of the South Chicago Community Area, identified by the City in 2019 as part of INVEST South/West which is an unprecedented community improvement initiative to marshal the resources of multiple City departments, community organizations and corporate partners toward 10 neighborhoods on Chicago's South and West sides. The overall goal of INVEST South/West is to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of life amenities for local residents. Other planning underway that the City is participating in includes the development of a Port Master Plan being created by the Illinois International Port District and the Chicago Metropolitan Agency for Planning. The purpose of this plan, which includes the nearby Iroquois Landing property, is to provide a clear vision of how the Port should develop through 2050 to realize its full economic potential while also providing workforce, community, recreational and environmental benefits.

In conclusion, landmark designation of the Ewing Tied House supports the City's overall planning goals for Chicago's East Side Community Area, is consistent with the City's governing policies and plans and reinforces the reality that historic neighborhood assets can continue to serve as anchors of community life.

3. Report from the Department of Planning & Development

PERKINS-NORDINE HOUSE
6106 North Kenmore Avenue

WARD 48

Staff Recommendation—Staff recommends that the Commission accept the:

Report to the Commission on Chicago Landmarks
on the
PERKINS-NORDINE HOUSE
6106 North Kenmore Avenue

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the Perkins-Nordine House supports the City's overall planning goals for the surrounding Edgewater Community Area and the North Planning Region and is consistent with the City's governing policies and plans.

The Perkins-Nordine House was designed by the noted Chicago architectural firm of Pond & Pond and constructed in 1902. Designed in the Arts & Crafts style, the home is one of the last remaining large-scale residences in the Edgewater Neighborhood. This neighborhood was begun as a railroad suburb in 1886 and attracted modestly well-to-do Chicagoans such as professionals, owners of small businesses, and those working in upper-level management. Built for one such manager, Herbert Farrington Perkins, the home is more closely associated with the nationally-recognized spoken word artist Ken Nordine who lived and worked out of the home from 1951 to 2019.

The home is located in the Edgewater Community Area in the 48th Ward. According to 2017 estimates from the Chicago Metropolitan Agency for Planning, the population of Edgewater was 55,965, down ten percent from 2000. White non-Hispanics make up 55% of the population, Hispanics 17%, Blacks 13%, Asians 12%, and other 3%. Approximately 79% of the area's housing is provided in buildings with five or more units.

The Perkins-Nordine House was rated orange in the Chicago Historic Resources Survey. The lot is zoned RM-5 (Residential Multi-Unit District) and is surrounded by large-scale, generally four-story and taller multi-family buildings including a high-rise at the north end of the block. Multiple high-rises dominate Sheridan Road, one block to the east, with Lake Michigan beyond. The Mundelein College Campus is several blocks north while Broadway, two blocks west, is lined with small- and medium-sized retail and mixed-use structures.

The property is located within the Red Purple Modernization Phase One Project Tax Increment Financing District and is a block or two from both the Granville and Thorndale stops of the Red and Purple Chicago Elevated lines. A 2009 "Transit Friendly Development Guide" by the Department of Planning and Development characterized these two stops as DN (Dense Urban Neighborhood). This typology is "primarily residential in character but will have some limited neighborhood supporting retail uses in scale with the surrounding area and clustered near the station.

The supporting neighborhoods in this area are generally at relatively higher densities with primarily multifamily buildings of three or more stories, including high-rise buildings. These areas may have opportunities for infill development with high-density residential projects adjacent to transit." The Perkins-Nordine home's location one and one-half blocks east of Broadway, the area's commercial and transit corridor, combined with the prevalence of already vacant lots along the corridor, suggests that this property would not be a priority or preferred location for the transit-oriented, high-density infill.

The existing density of the neighborhood has led many in the community to value existing, smaller-scale properties. Many residents, including members of the Edgewater Historical Society, believe a tipping point has been reached. Whereas previously buyers of single-family homes purchased them as residences for themselves, the organization reports that since 2003 eighteen single-family homes have been demolished. This shows no sign of abating due in large part to high-density zoning along Kenmore, Winthrop, and Sheridan (generally RM-5 and higher) coupled with demand for condominiums. Alderman Harry Osterman has joined the community in expressing the desire to see the best of the few single-family homes left remain to provide some relief in density and to reflect the area's history.

After an unsuccessful effort to create a landmark district in 2008, preservation in Edgewater has focused on the landmarking of individual homes. Four mansions on Sheridan were landmarked in 2013 (the Downey, Gunder, Schmidt, and Wheeler Houses). The Edwin Colvin House on Sheridan had previously been landmarked in 1994. The nearest Chicago landmark district, approximately a mile and a half to the south, is the Uptown Square District, landmarked by the City of Chicago in 2016. Protecting the Perkins-Nordine House with an individual landmark designation would be an extension of this effort.

In conclusion, landmark designation of the Perkins-Nordine House supports the City's overall planning goals for Chicago's Edgewater Community Area and is consistent with the City's governing policies and plans.

4. Pre-permit Review of Restoration Pursuant to §2-120-740 of the Municipal Ordinance

CHICAGO PUBLIC LIBRARY - CULTURAL CENTER
78 East Washington Street

WARD 42

Proposed restoration of the Grand Army of the Republic rooms

Staff recommendation--Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standard 2, 3, 4, 5, 6, and 7, of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following condition:

1. All plaster patching materials and replacement marble samples shall be reviewed on site by Historic Preservation staff for review and approval prior to commencement of work

5. Pre-Permit Review of Building Relocation Pursuant to §2-120-740 of the Municipal Ordinance

NEWPORT AVENUE DISTRICT
947-949 West Newport Avenue

WARD 44

Proposed relocation of landmark building approximately 29 feet to the west and 4 feet to the south to accommodate the Chicago Transit Authority Core Capacity Project for the Red and Purple Modernization Program

Staff recommendation--Staff recommends that the Commission find that, with the following conditions, the proposed project would meet the criteria set forth in the Commission's Rules and Regulations, the *U.S. Secretary of the Interior's Standards For Rehabilitation of Historic Buildings*, and therefore will not have an adverse effect on the significant historical and architectural features of the landmark property and the district:

1. The proposed relocation of the Vautravers Building to vacant parcels adjacent to the existing location is approved. Any damage that occurs as a result of and associated with the relocation shall be repaired to the pre-move conditions. The scope of work and drawings of any required restoration/repair work and material samples of any replacement materials shall be reviewed and approved by Historic Preservation staff prior to work occurring;

2. Final plans, elevations and details of the external and any internal bracing necessary for the relocation of the Vautravers Building shall be submitted to the Historic Preservation Division prior to any work and relocation; and,
3. Existing conditions documentation of the exterior and interior of the Vautravers Building, via photography and/or videography shall be completed prior to any work and copies shall be submitted to the Historic Preservation Division.
4. CTA shall work with the Commission and consent to the extension of the district boundary to include the relocated building within the boundary of the Newport Avenue District prior to selling the property to a private developer or require consent as a condition of sale.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, July 9, 2020 Virtual Meeting

2:15 p.m.

AGENDA:

- 1. 225 W. Randolph** **42nd Ward**
Proposed Illinois Bell Building
Interior and exterior rehabilitation of existing thirty-three-story office building including work to surrounding plaza.
- 2. 1515 W. 18th Street** **25th Ward**
Proposed Pilsen Historic District
Proposed new construction of four-story, three-unit, masonry, mixed-use building.
- 3. 1336 N. Hoyne** **2nd Ward**
Wicker Park District
Proposed alteration of a rear one-story gable-roofed garage to a flat-roofed garage with roof deck and pergola on a corner property.

Dijana Cuvalo, AIA
Historic Preservation Division
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, July 9, 2020

1. 225 W. Randolph

42nd Ward

Proposed Illinois Bell Building

Interior and exterior rehabilitation of existing thirty-three-story office building including work to surrounding plaza.

Applicant: 225 West Randolph Owner LLC, Contract Purchaser,
Krista Weir, Hartshorne Plunkard Architecture

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 2, 3, 5, and 6 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark property and approve the project with the following conditions:

1. The modifications to the lobby are approved. As proposed, the new lobby wall will be clad in black granite to match the exterior planters. Material samples shall be provided to staff with permit application;
2. The new canopy and lobby entrance are approved as proposed. All material samples shall be provided to staff with permit application;
3. Cleaning chemical specifications, new window film, cladding repair details, and samples of any replacement materials required shall be provided with permit application for review for approval by Historic Preservation staff; and,
4. No signage or exterior lighting is approved at this time. Any proposed signage or exterior lighting shall be subject to Historic Preservation staff review and approval when available.

2. 1515 W. 18th Street

25th Ward

Proposed Pilsen Historic District

Proposed new construction of four-story, three-unit, masonry, mixed-use building.

Applicant: Mike Fox, owner
Peter Mayer, Mayer Jeffers Gillespie Architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark district and approve the project with the following conditions:

1. As proposed, the front façade shall be clad in Welsford Ironspot and Glen Grey, standard size, modular, face brick. The mortar shall match the color of the brick. Historic Preservation staff shall review and approve all material samples with the permit application; and,
2. Enlarged dimensioned details of the new windows and storefronts shall be included with the permit plans. As proposed, window and storefront frames and mullions shall be black in color and the glazing shall be clear glass.

3. 1336 N. Hoyne

2nd Ward

Wicker Park District

Proposed alteration of a rear one-story gable-roofed garage to a flat-roofed garage with roof deck and pergola on a corner property.

Applicant: Monique Moore, owner
Frederick Wilson, Morgante Wilson Architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following condition, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standard 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following condition:

1. As proposed, the modified garage shall be clad with cedar clapboard siding and all wood shall be painted or stained.